

Building Systems Inspectable Items

Items to inspect for “Building Systems” are as follows:

Domestic Water

Electrical System

Elevators

Emergency Power

Exhaust System

Fire Protection

HVAC

Sanitary System

Leaking Central Water Supply (Domestic Water)

Water visibly leaking from any water system component. Includes valve flanges, stems, bodies, hose bibbs or from any domestic water tank or its pipe or pipe connections.

Note: This includes both hot and cold water.

Level Defined

Level 1: N/A

Level 2: N/A

Level 3: Water is visibly leaking.

Comments

Level 3: If condition is a health and safety concern, it must be recorded manually. (Includes but not limited to "Electrical Hazards".)

Leaking Central Water Supply (Domestic Water)

Water visibly leaking from any water system component. Includes valve flanges, stems, bodies, hose bibbs or from any domestic water tank or its pipe or pipe connections.

Note:

1. This includes both hot and cold water systems but does not include fixtures. Fixtures should be addressed in dwelling units or common areas.
2. Some pumps and valves are designed to leak as a normal function, particularly in fire pumps, water pressure pumps, and large circulating pumps and should be considered accordingly.

Level Defined

Level 1: N/A

Level 2: N/A

Level 3: Water is visibly leaking.

Comments

Level 3: If condition is a health and safety concern, it must be recorded manually. (Includes but not limited to "Electrical Hazards".)

Misaligned/ Damaged Ventilation System (Domestic Water)

The ventilation system on a gas/oil fired water heater is misaligned.

Level Defined

Level 1: N/A

Level 2: N/A

Level 3: Any misalignment which may cause improper or dangerous venting of exhaust gases.

THIS ITEM HAS NOT BEEN CHANGED

Missing Pressure Relief Valve (Domestic Water)

Pressure relief valve on central hot water heating system is not present.

Note: This does not include the pipe from the PRV to the floor.

Level Defined

Level 1: N/A

Level 2: N/A

Level 3: No pressure relief valve present.

Missing Pressure Relief Valve (Domestic Water)

Pressure relief valve on central hot water heating system is not present and/or does not extend to the floor.

Level Defined

Level 1: N/A

Level 2: N/A

Level 3: No pressure relief valve is present or does not extend to the floor.

Rust/Corrosion on Central Water Components (Domestic Water)

The material condition of the equipment and/or associated piping shows evidence of flaking, discoloration, pitting or crevices.

Level Defined

Level 1: N/A

Level 2: Significant formations of metal oxides are visible or a noticeable pit or crevice has developed.

Level 3: Condition has rendered equipment and/or piping inoperable.

THIS ITEM HAS BEEN DELETED

Blocked Access/Improper Storage (Electrical System)

The placing of any object that will delay or prevent access to any panelboard or main power switch.

Level Defined

Level 1: N/A

Level 2: N/A

Level 3: One or more items are placed in front of the building systems' electrical panel.

Blocked Access/Improper Storage (Electrical System)

The placing of a fixed obstruction or item of sufficient size and weight that will delay or prevent the access to any panelboard or main power switch in an emergency.

Note:

1. If locked and access can be gained quickly by authorized personnel it should not be recorded as a deficiency.
2. Such areas should be reviewed for the presence of hazardous materials and if found, should be recorded as a Health and Safety- Flammable Materials.

Level Defined

Level 1: N/A

Level 2: N/A

Level 3: One or more fixed items or items of sufficient size and weight are placed in front of the building systems' electrical panel that could impede accessibility in time of an emergency.

Frayed Wiring (Electrical System)

Insulation may be frayed, stripped, or removed resulting in a potentially dangerous condition.

Note: This does not include any wires not intended to be insulated, such as grounding wires.

Level Defined

Level 1: N/A

Level 2: N/A

Level 3: Nicks, abrasions or fraying of the insulation that expose any conducting wire.

Comments

Level 3: If condition is a health and safety concern, it must be recorded manually. (Includes but not limited to "Electrical Hazards".)

Frayed Wiring (Electrical System)

Nicks, abrasions or fraying of the insulation that results in exposed wires.

Note: This would not be a defect for wires not intended to be insulated, such as grounding wires.

Level Defined

Level 1: N/A

Level 2: N/A

Level 3: Nicks, abrasions or fraying of the insulation that expose any conducting wire.

Comments

Level 3: If condition is a health and safety concern, it must be recorded manually. (Includes but not limited to "Electrical Hazards".)

Missing BreakersMissing Covers (Electrical System)

Missing covers on any electrical device box, panel box, switch gear box, control panel, etc. where visible electrical connections are exposed.

Level Defined

Level 1: N/A

Level 2: N/A

Level 3: Cover is missing resulting in exposed visible electrical connections.

Missing Covers (Electrical System)

Missing covers on any electrical device box, panel box, switch gear box, control panel, etc. where visible electrical connections are exposed.

Note: In case of abandoned wiring where identified by accompanying authority, capped wires do not pose a risk and should not be recorded as a defect.

Level Defined

Level 1: N/A

Level 2: N/A

Level 3: Cover is missing resulting in exposed visible electrical connections.

Not Operable (Elevators)

Elevator will not ascend or descend. Door will not open or close. Door opens without cab being present.

Level Defined

Level 1: N/A

Level 2: N/A

Level 3: Any elevator that is either inoperable or doors open without cab present.

Not Operable (Elevators)

Elevator will not ascend or descend. Door will not open or close. Door opens without cab being present.

Note: Some elevators are designed/programmed for special applications, e.g. stop at every floor. For these special cases, the elevator is serving its designed purpose and is therefore not deficient.

Level Defined

Level 1: N/A

Level 2: N/A

Level 3: Any elevator that is either inoperable or doors open without cab present.

Run-Up Records/Documentation Not Available (Emergency Power)

Records are not properly maintained or available

Level Defined

Level 1: N/A

Level 2: Current records (within the last 12 months) are lost but old records demonstrate proper use.

Level 3: No records are available.

THIS ITEM HAS NOT BEEN CHANGED

Missing Sprinkler Head (Fire Protection)

Any sprinkler head connected to the central fire protection system is missing, visibly disabled, blocked, and/or capped.

Level Defined

Level 1: N/A

Level 2: N/A

Level 3: Any sprinkler head is missing, visibly disabled, blocked, and/or capped.

Missing Sprinkler Head (Fire Protection)

Any sprinkler head or its components connected to the central fire protection system is missing, visibly disabled, painted over, blocked, and/or capped.

Note: Components include test plugs, drains, and test fittings.

Level Defined

Level 1: N/A

Level 2: N/A

Level 3: Any sprinkler head is missing, visibly disabled, painted over, blocked, and/or capped.

Missing/Damaged/Expired Extinguishers (Fire Protection)

A portable fire extinguisher is not in its proper location, is damaged or the extinguisher certification has expired.

Note: This includes fire hoses in fire cabinets.

Level Defined

Level 1: N/A

Level 2: N/A

Level 3: Missing or damaged extinguisher, or expired extinguisher certificate is observed.

Missing/Damaged/Expired Extinguishers (Fire Protection)

A portable fire extinguisher is not in its proper location, is damaged or the extinguisher certification has expired.

Note:

1. This includes missing/damaged fire hoses where fire cabinets are present.
2. For buildings with multiple fire control systems, e.g. standpipes, sprinklers, etc., 5% or less of the extinguishers for a given building must be missing, damaged, and/or expired. In such cases do not record as a deficiency.
3. In cases where inspection tag is missing, accompanying authority may produce proof of current fire extinguisher certification during the REAC inspection. In such cases do not record a deficiency for a missing tag.

Level Defined

Level 1: For any building with only a single fire control system, 5% or less of the fire extinguishers are missing/damaged/expired.

Level 2: For any building between 5% and 10% of the fire extinguishers are missing/damaged/expired.

Level 3: For any building with more than 10% of the fire extinguishers are missing/damaged/expired.

-OR-

There is not an operable/non-expired fire extinguisher on each floor.

Boiler/Pump Leaks (HVAC)

Escaping of water/steam from unit casing or system piping.

Note: This does not include fuel supply leaks. See Building Systems - HVAC fuel supply leaks. Also, don't include steam escaping from pressure relief valves.

Level Defined

Level 1: N/A

Level 2: N/A

Level 3: Visible leak is observed.

Comments

Level 3: If condition is a health and safety concern, it must be recorded manually. (Include but not limited to "Hazards".)

Boiler/Pump Leaks (HVAC)

Escaping of water/steam from unit casing or system piping.

Note: This does not include fuel supply leaks. See Building Systems - HVAC fuel supply leaks. Also, don't include steam escaping from pressure relief valves.

Level Defined

Level 1: Visible water or steam leak in piping or pump packing.

Level 2: N/A

Level 3: Water or steam leak in piping or pump packing failure such that the system/pump(s) should be shut down.

Comments

Level 3: If condition is a health and safety concern, it must be recorded manually. (Include but not limited to "Hazards".)

General Rust/Corrosion (HVAC)

The material condition of the equipment and/or associated piping/ducting shows evidence of flaking, discoloration, pitting or crevices.

Level Defined

Level 1: N/A

Level 2: Significant formations of metal oxides are visible or a noticeable pit or crevice has developed.

Level 3: Condition has rendered equipment and/or piping inoperable.

Comments

Level 3: If condition is a health and safety concern, it must be recorded manually. (Included but not limited to "Hazards".)

General Rust/Corrosion (HVAC)

The material condition of the equipment and/or associated piping/ducting shows evidence of flaking, discoloration, pitting or crevices.

Level Defined

Level 1: N/A

Level 2: Significant formations of metal oxides, significant flaking, discoloration are visible or a noticeable pit or crevice has developed.

Level 3: Condition has rendered equipment and/or piping inoperable.

Comments

Level 3: If condition is a health and safety concern, it must be recorded manually. (Included but not limited to "Hazards".)